



S0694 DIST-11.CDR

# DISTRICT #11

HUNTINGTON BEACH CALIFORNIA  
PLANNING DEPARTMENT



## DOWNTOWN SPECIFIC PLAN

#### 4.13 DISTRICT #11: BEACH OPEN SPACE

Purpose. This District is intended to preserve and protect the sandy beach area within the Downtown Specific Plan boundaries while allowing parking and auxiliary beach-related commercial and convenience uses. Approximately half of the beach frontage in the District is City beach; the remainder is owned by the State of California.

Boundaries. District #11 is bounded by PCH on one side and the Pacific Ocean on the other. The District extends from Goldenwest Street to Beach Boulevard, except for the area which is part of District #10.

##### 4.13.01 Permitted Uses.

(a) The following list of Beach Open Space uses and public facilities in District No. 11 may be allowed subject to approval of the Design Review Board. Other related uses or public facilities not specified herein may be allowed subject to the approval of the Design Review Board. Any change of such use or public facilities shall be subject to the approval of the Director. For example:

- ♦ Access facilities
- ♦ Basketball Courts
- ♦ Beach concession stands\*
- ♦ Bicycle trails and support facilities
- ♦ Fire rings
- ♦ Paddle board courts
- ♦ Parking lots that will not result in the loss of recreational sand area. Tiered parking is permitted within the Downtown Specific Plan area on existing lots seaward of Pacific Coast Highway provided the parking is designed so that the top of the structures including walls, etc., are located a minimum of one foot below the maximum height of the adjacent bluff.
- ♦ Park offices + playground equipment
- ♦ Public Restrooms
- ♦ Public transit facilities and associated structures, dressing rooms or showers\*\*
- ♦ Shoreline construction that may alter natural shoreline process, such as groins, cliff retaining walls, pipelines, outfalls that are designed to eliminate adverse impacts on local shoreline sand supply
- ♦ Trails (bicycle or jogging) and support facilities
- ♦ Volleyball net supports

\*Note: Beach concession stands shall be limited to twenty-five hundred (2500) square feet and spaced at intervals no closer than one thousand (1,000) feet. Beach concession structures shall be located within or immediately adjacent to paved parking or access areas.

\*\*Note: Public transit facilities may only be constructed within the existing paved parking areas or in areas which are not part of the beach.

4.13.02 Minimum Parcel Size. No minimum parcel size shall be required .

4.13.03 Maximum Density/Intensity. No maximum density or intensity requirement shall be applied in this District.

4.13.04 Maximum Building Height. The maximum building heights shall be limited to twenty (20) feet.

Exceptions: No maximum building height shall be required for lifeguard towers or other facilities necessary for public safety. No parking surface or structure shall exceed the adjacent elevation of PCH.

4.13.05 Maximum Site Coverage. No maximum site coverage shall be required.

4.13.06 Setback (Front Yard). No minimum front yard setback shall be required.

4.13.07 Setback (Side Yard). No minimum side yard setback shall be required.

4.13.08 Setback (Rear Yard). No minimum rear yard setback shall be required .

4.13.09 Setback (Upper Story). No minimum upper story setback shall be required.

4.13.10 Open Space. Public open space and pedestrian access shall be major considerations of development in this District.

4.13.11 Parking. No additional parking shall be required for new development in this District. Construction which proposes the removal of existing parking, shall provide for the replacement of that parking on a one-for-one basis within the District.

4.13.12 Resource Production Overlay. A portion of District #11 is designated with an Oil Suffix (O,O1). Within this area, all the requirements of the Resource Production Overlay shall apply (see Section 4.14).